

Paul Poirier + Michael David

A R C H I T E C T S

City of Santa Barbara Industrial Site

125 S. Calle Cesar Chavez
Santa Barbara, CA 93101

Land Use Evaluation

September 12, 2007

for
Renee Brooke
City of Santa Barbara
Redevelopment Agency
630 Garden Street
Santa Barbara, 93101

Paul Poirier + Michael David

A R C H I T E C T S

September 5, 2007

Ms. Renee Brooke
City of Santa Barbara, Housing and Redevelopment
630 Garden Street
Santa Barbara, CA 93101

Subject: Land Use Evaluation/Development Potential
125 S. Calle Cesar Chavez, Santa Barbara, CA

Dear Ms. Brooke:

Poirier + David Architects considered the following information as provided by the City of Santa Barbara for this land use evaluation of the property at 125 South Calle Cesar Chavez in Santa Barbara, California:

- Existing Site Development, Environmental Conditions and Surrounding Land Uses
- Zoning and Planning Restrictions
- Building Code Requirements
- Fire Code Requirements
- General Plan
- Measure 'E' Limitations
- Availability of Utilities
- Available Biological Resource Data
- FEMA Floodplain Elevation
- Noise Issues
- Union Pacific Railroad
- Setbacks and Easements
- Pedestrian and Bicycle Circulation
- Existing Conditions of Approval or Lot Restrictions

From these considerations, 3 conceptual site plans were designed as attached.

Existing Development and Environmental Conditions

A site visit on February 9, 2007 was conducted of the subject property. Current site development includes: (parcels are indicated per attached survey, Exhibit A)

Parcel 2

Concrete pad stretching over south property line
Concrete paving adjacent to Parcel 2 and sidewalk along Calle Cesar Chavez
Overhead power lines
Chain link fence along north and east property lines
AC pavement

Parcel 3

Concrete pad – rectangular

Concrete pad stretching over north property line

AC Pavement

Concrete paving adjacent to Parcel 3 and sidewalk along Calle Cesar Chavez

Overhead power lines and power pole

El Estero Drain and drainage easement of approximately 2,340 s.f. in the SW corner

Chain link fence along south property line

Parcel 7

Chain link fence along north and east property lines

Retaining wall partially along north property line

Site wall in north east corner of parcel

Chain link fence across center of parcel stretching across to parcel 8

Chain link fence across western portion of site stretching across to parcel 8

Concrete paving on eastern portion of site stretching across to Parcel 8

Parcel 8

Chain link fence along South and east property lines with gate at east

Chain link fence across center of parcel stretching across to parcel 7

Chain link fence across western portion of site stretching across to parcel 7

Concrete paving on eastern portion of site stretching across to Parcel 7

The adjacent parcel to the south of the subject property (A.P.N 017-010-69) contains development for the Union Pacific Railroad. The adjacent parcels to the north are of industrial use for a concrete batch plant and Lash Construction rock crushing facility. Other nearby land uses include Fess Parker's Double Tree Resort, City of Santa Barbara Waterfront storage yard and Railroad Square (a large commercial condominium with various small business uses).

Environmental Analysis

The adjacent El Estero Drain will impact the site development potential of the site, with a 25' setback or buffer zone from the top of bank as recommended in the Biological Resources Report. This buffer has been located by the surveyor on the survey (Exhibit A). This buffer zone would need to be approved by the Planning Commission, with potential for appeals to the City Council and to the Coastal Commission. This wetland is not an Environmentally Sensitive Habitat Area.

Our experience with projects near this site tell us that the area of this project is likely subject to liquefaction and will need special foundation and soil compaction consideration by a Soils Engineer, following soils testing. The Railroad Square project, across the street, was constructed over recompacted and modified fill material, with a floating "pad" method of addressing the soils conditions.

The parcels are in Special Flood Hazard Area "A" FEMA floodplain and should use the Base Flood Elevation in planning to meet flood control district requirements for minimum finished floor elevation on any habitable space. The Estimated Base Flood Elevation has been determined by the City of Santa Barbara (Exhibit B) and sets the finish floor of the buildings at 13.0 NAVD 1988 Datum, approximately a few feet above the existing lot elevation.

Zone District and Lot Size

The subject property is in the City of Santa Barbara M-1/SD-3 zone district (Light Manufacturing/ Coastal Overlay) and is located in the Non-Appealable Jurisdiction of the Coastal Zone. This zone district is intended to accommodate any uses other than dwelling provided that such operations, manufacturing, processing or treatment of products do not pose a hazard to life or property.

The total lot area is 104,466 square feet for the four parcels. The maximum building height for the zone is 4 stories and not to exceed 60'-0". No setbacks are required.

This parcel is conditioned to provide 20 off-site parking spaces on the subject property for use by Casa Esperanza. Per City staff's direction, 10 dedicated off site parking spaces will be provided in the proposed parking calculations, under the assumption that the planning commission will relieve the property from providing the additional 10 spaces based on historical demand by Casa Esperanza.

Development Potential

The wetland area with the recommended buffer zone is approximately 43' wide x 155' long which would remove 6,665 s.f. (6.3%) from the developable area. There is also a 16'-0" wide pedestrian /bike path and emergency vehicle access that will traverse the property from Quarantina Street to Calle Cesar Chavez, which will require approximately 10,464 s.f. (10.0%) Therefore, the estimated developable area would be approximately 87,377 s.f. (83.7%).

A Lot Line Adjustment was approved on October 21, 1999, allowing for the reconfiguration of thirteen Union Pacific Railroad owned properties. According to City Ordinance, and in accordance with measure E, the development potential from each of the previously existing lots can only be reassigned to new lots whose area was contiguous to and a part of the original lot from which the development potential is derived. A "Proposed Lot Development Allocation" was determined in a memo of November 16, 2000 by Jason Haber, Redevelopment Specialist, and put on record in the parcel file. According to this document, the four parcels have a total of 39,340 s.f. of development allocated as follows:

Parcel 6:	1,500 s.f.	Existing/Demo
	3,000 s.f.	Small Addition
	5,500 s.f.	Vacant Property
Parcel 7:	6,798 s.f.	Vacant Property
Parcel 12:	12,000 s.f.	Vacant Property
Parcel 13:	<u>10,542 s.f.</u>	Vacant Property
Total DP:	39,340 s.f.	

Parking requirements will be met with the new development without modification. The requirements for parking based on the proposed use of the building are as follows:

Office use,	1 space per 250 s.f.
Industrial use,	1 space per 500 s.f.

Conceptual Site Planning

With a maximum development potential of 39,340 s.f., we analyzed the parking requirements associated with the square footage of different occupancies. If we allocated all of the square footage to office space, the parking required for 39,340 s.f. of office space is 126 parking spaces (158 p.s. x 0.8 reduction). In laying out the parking fields, it does not seem feasible to fit this much parking on the site and an adequate amount of room for the building pad. Another option is to allocate all of the square footage to manufacturing, which would require 64 parking spaces (79 p.s. x 0.8 reduction).

This is the range of building square footage to parking we used to develop the attached conceptual site plans. We also took into account the 10 spaces necessary for Casa Esperanza. The site is relatively flat, so grading and site drainage will need to be addressed in a future phase, but should not constrain the development potential. ADA accessibility will be taken into consideration in the planning process.

The following conceptual site plans are attached at the end of this report:

Site Plan A

Two medium-sized 2-story mixed use buildings (13,516 s.f. and 17,588 s.f. respectively). Each building has a small (approx. 2,500 s.f.) office component with the remainder of the building a large 2-story volume that could be used for large industrial space or divided into smaller spaces for future industrial tenants. This plan provided 114 spaces, with a parking reduction factor of 0.9, due to the fact that the two parking lots and buildings are not contiguous, and may be separated by a security fence.

Site Plan B

One large 30,000 s.f. building with half office use and half industrial use. This option includes a loading dock and turn-around area for two medium sized trucks and 21 surplus parking spaces in addition to what is required for the building itself. We were unable to fit the 50 surplus parking spaces on the site as requested by City Staff. The parking configuration of this plan would allow for a larger long term employee parking lot accessed off of Quarantina Street and a smaller short term customer service parking lot accessible off of Calle Cesar Chavez.

Site Plan C

One large 32,750 s.f. office building with 115 required parking spaces. This parking lot is accessible from Quarantina Street only. The building pushes closer to Calle Cesar Chavez and would have a more aesthetically pleasing frontage on Calle Cesar Chavez without the parking lot between the sidewalk and the building. This plan provided 115 spaces, with a parking reduction factor of 0.8, since the area of the single building is greater than 30,000 s.f.

Conclusion

The subject property is zoned M-1/SD-3 which theoretically would allow any development except for dwelling. The maximum developable square footage of building space will depend on the mix of uses and orientation of the building to the required parking fields.

An office or industrial building of one or two stories would be compatible with adjacent existing development, and would be allowed, up to 39,340 s.f. as long as parking requirements are met. Our analysis of the building and parking footprint demonstrates that these will not allow this extent of development without going three story, or parking under the building footprint. Site ADA accessibility, soils, grading, flood plain and drainage issues must

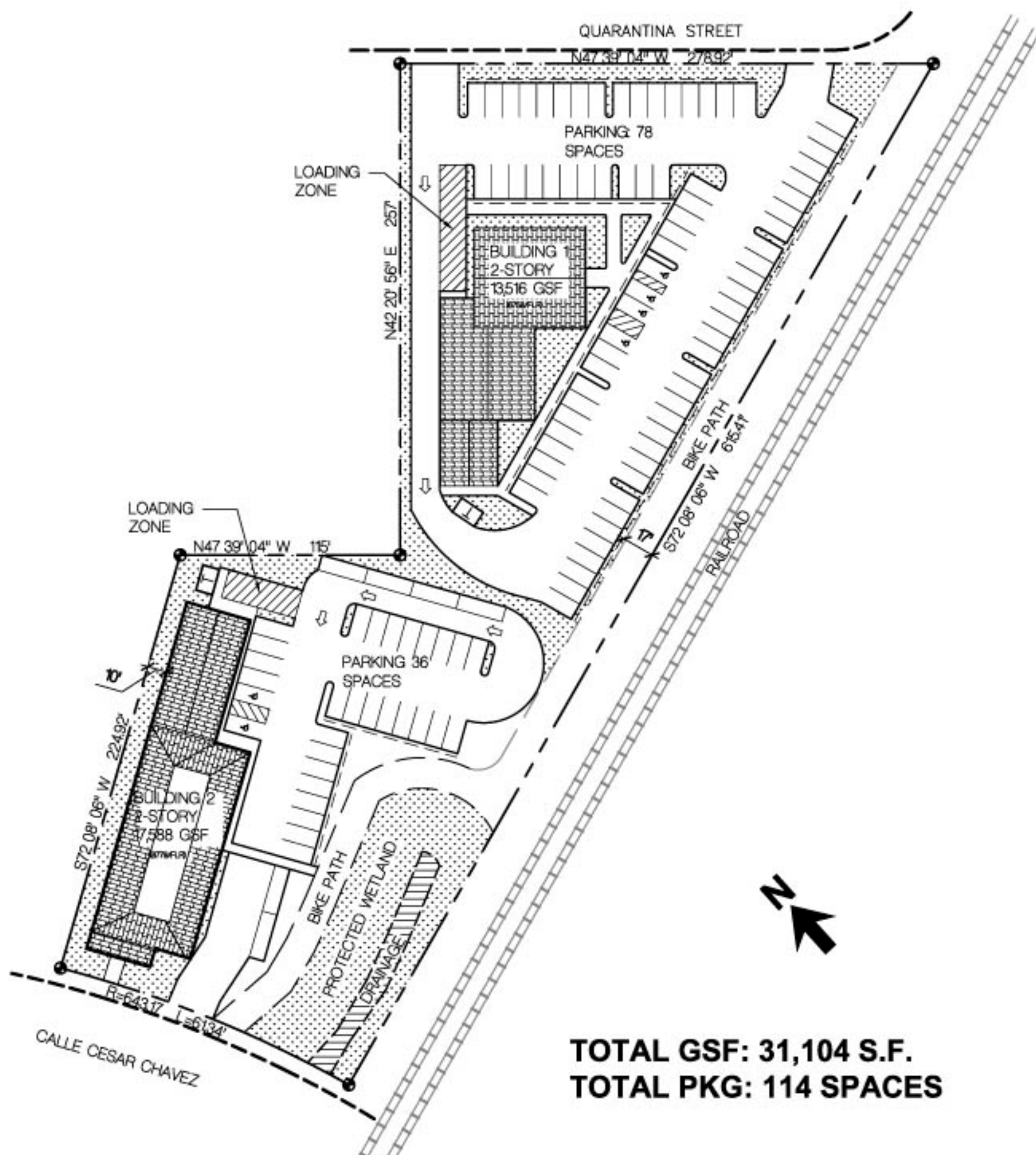
be addressed as well. These theoretical maximums could be reduced by vehicle maneuvering space needs or fire department access requirements.

This concludes our land use evaluation and analysis of the development potential for the property at 125 S. Calle Cesar Chavez. Should you have any questions regarding this letter report or require additional information, please do not hesitate to contact our office.

Sincerely,

Paul Poirier, AIA, LEED AP
Poirier & David Architects

Cc: Dave Gustafson, City of Santa Barbara, Housing and Redevelopment
Brian Bosse, City of Santa Barbara, Housing and Redevelopment



PARKING CALCULATIONS

	AREA	PARKING RATIO	# SPACES
BUILDING 1 OFFICE	2,500 SF	1/250	10
BUILDING 1 INDUSTRIAL	11,016 SF	1/500	23
BUILDING 2 OFFICE	2,500 SF	1/250	10
BUILDING 2 INDUSTRIAL	15,088 SF	1/500	31
SUBTOTAL	31,104 GSF		74 SPACES
	(PARKING REDUCTION)		x 0.9
			67 REQUIRED
	(CASA ESPERANZA OFFSITE)		+ 10
	TOTAL REQUIRED =		77 SPACES
	TOTAL PROVIDED =		114 SPACES
	ADA REQUIRED =		6 SPACES
	ADA PROVIDED =		6 SPACES

Paul Poirier + Michael David

A R C H I T E C T S

156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
fax: (805) 898-9683 telephone: (805) 682-8894

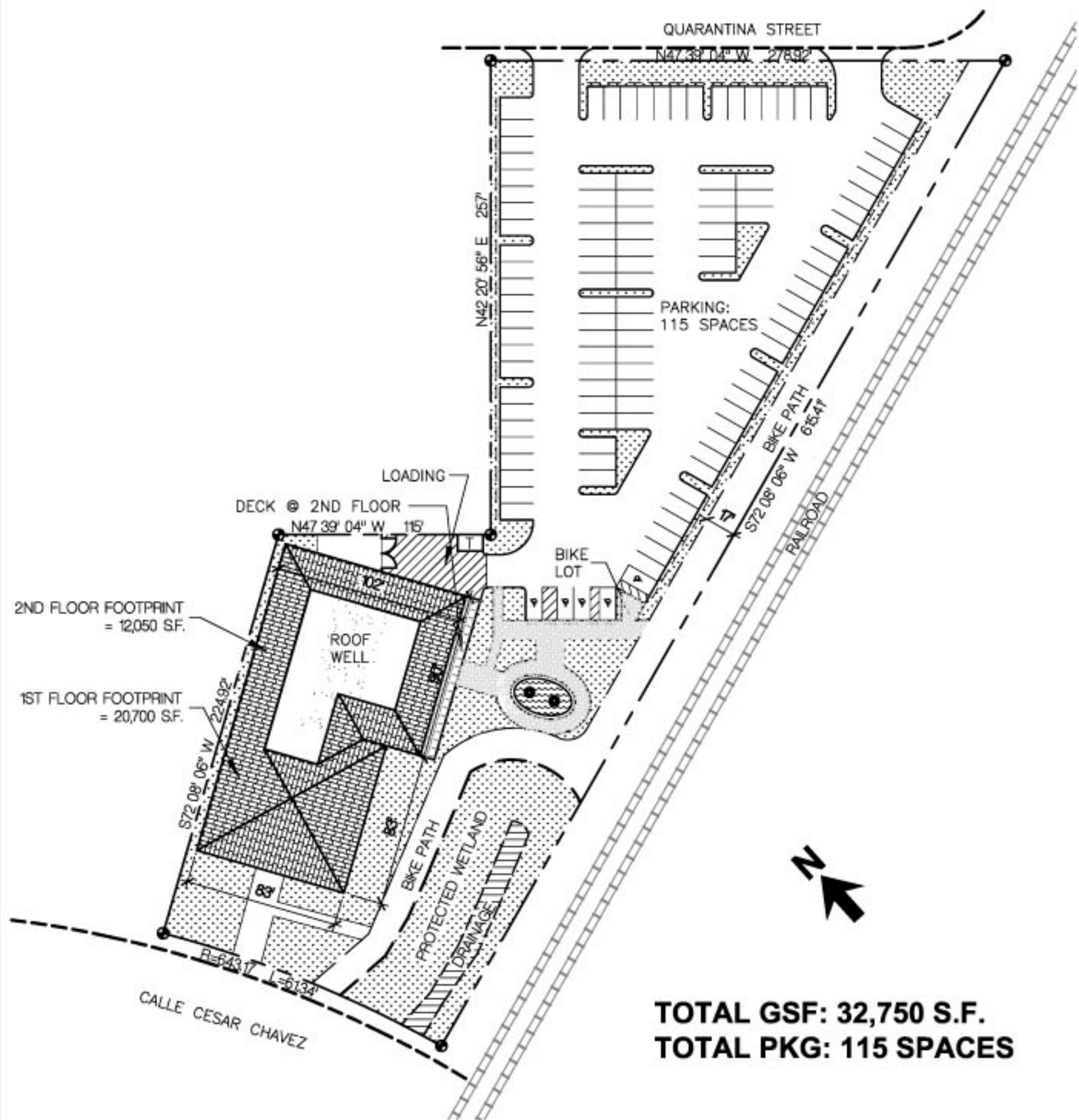
SITE PLAN A

Scale: 1" = 60'-0"

JOB #: 0664
APN: 017-113-030
DATE: 8/21/07

CITY OF SANTA BARBARA
PROPERTY REDEVELOPMENT

125 S. CALLE CESAR CHAVEZ
SANTA BARBARA, CA 93101



PARKING CALCULATIONS

	AREA	PARKING RATIO	# SPACES
BUILDING OFFICE	32,750 SF	1/250	131
SUBTOTAL	32,750 GSF		131 SPACES
	(PARKING REDUCTION)		x 0.8
			105 REQUIRED
	(CASA ESPERANZA OFFSITE)		+ 10
	TOTAL REQUIRED =		115 SPACES
	TOTAL PROVIDED =		115 SPACES
	ADA REQUIRED =		5 SPACES
	ADA PROVIDED =		5 SPACES

Paul Poirier + Michael David

ARCHITECTS

156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
fax: (805) 898-9683 telephone: (805) 682-8894

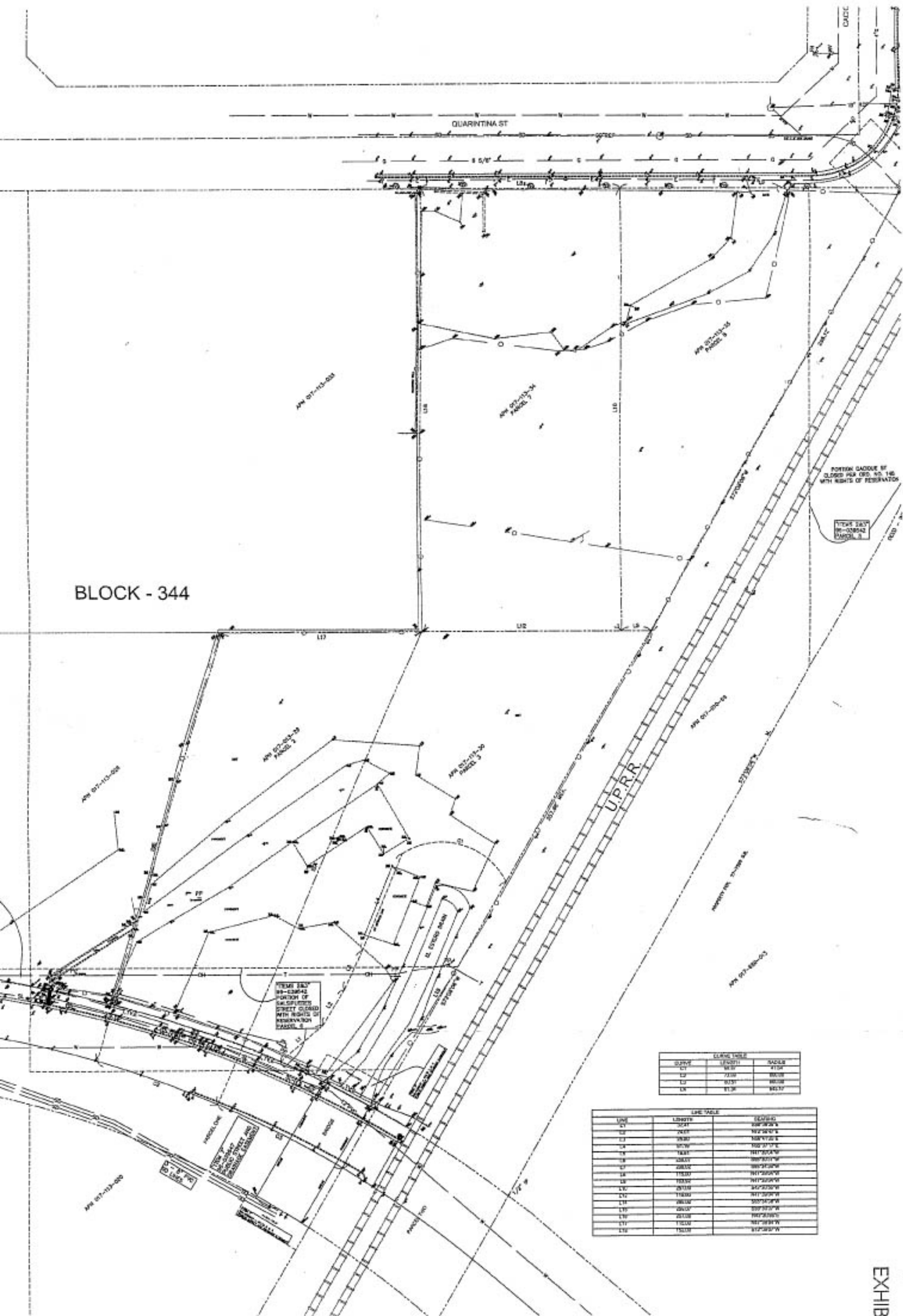
SITE PLAN C

Scale: 1" = 60'-0"

JOB #: 0664
APN: 017-113-030
DATE: 8/21/07

CITY OF SANTA BARBARA
PROPERTY REDEVELOPMENT

125 S. CALLE CESAR CHAVEZ
SANTA BARBARA, CA 93101



CURVE DATA		
CURVE	LENGTH	SCALE
C1	95.0	41.04
C2	73.0	85.08
C3	93.5	88.08
C4	91.0	84.17

LINE TABLE		
LINE	LENGTH	COORD.
L1	30.0	100° 00' 00" W
L2	70.0	102° 30' 00" E
L3	90.0	105° 00' 00" E
L4	90.0	108° 00' 00" E
L5	90.0	111° 00' 00" W
L6	90.0	114° 00' 00" W
L7	90.0	117° 00' 00" W
L8	90.0	120° 00' 00" W
L9	90.0	123° 00' 00" W
L10	90.0	126° 00' 00" W
L11	90.0	129° 00' 00" W
L12	90.0	132° 00' 00" W
L13	90.0	135° 00' 00" W
L14	90.0	138° 00' 00" W
L15	90.0	141° 00' 00" W
L16	90.0	144° 00' 00" W
L17	90.0	147° 00' 00" W
L18	90.0	150° 00' 00" W



City of Santa Barbara

Community Development Department

EXHIBIT B

www.ci.santa-barbara.ca.us

ESTIMATED BASE FLOOD ELEVATION (EBFE)

Date: February 2, 2007
Site: 125 S Calle Cesar Chavez

BLD 2007-00173
APN: 017-113-030

Contact: Paul Poirier
156 W Alamar Suite C
Santa Barbara, Ca. 93105

e-mail: paul@sbarchitect.com
Tel: (805) 682-8894x201
Fax:

NFIP Community: City of Santa Barbara 060335
Flood Insurance Rate Map (FIRM): 06083C1391F
Panel & 'Suffix' Number: 1391 of 1835 'F'

FIRM Map Index Date: Sept 30, 2005
Effective Panel Date: Sept 30, 2005
Revision Date: None

BFE Source: ☒ 'A' zone Simplified method / Contour Interpolation ☐ Other
FIRM Zone ☒ FloodPlain SFHA 'A' ☐ Regulatory FloodWAY SFHA 'AE'
Plans: None ☐ Commercial ☒ Industrial ☐ Mixed Use

BFE: 10.4 NGVD 1929 Datum
BFE: 13.0 NAVD 1988 Datum

SFHA AREAS

'A' zone Light Blue

NON SFHA AREAS

'X' zone White

'X' zone Shaded Light Grey



Building Permits are required before any new work, addition, or remodeling of structures in a Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24.

Flood Insurance is required for structures located in a SFHA 'A', 'AO', 'AH', 'AE' 'D' & 'VE' zones. Flood Insurance is not required in 'X' & Shaded 'X' zones

Chris Short, Floodplain Coordinator & Senior Plans Examiner
630 Garden Street
Santa Barbara, Ca. 93102
(805) 564-5551

Cc: ☐ City Floodplain File ☐ City Street File ☐ County Flood Control

H:\Group Folders\Building\Flood\BFEs\A Zone Estimated BFE\EBFE cases\125 S Calle Cesar Chavez
BFE BLD 2007-00173.doc



City of Santa Barbara
California

MEMORANDUM

DATE: November 16, 2000

TO: Dave Gustafson, Housing and Redevelopment Manager
Brian Bosse, Redevelopment Supervisor

FROM: Jason Haber, Redevelopment Specialist *JAH*

SUBJECT: UNION PACIFIC RAILROAD (UPRR) PROPERTIES –
DEVELOPMENT POTENTIAL

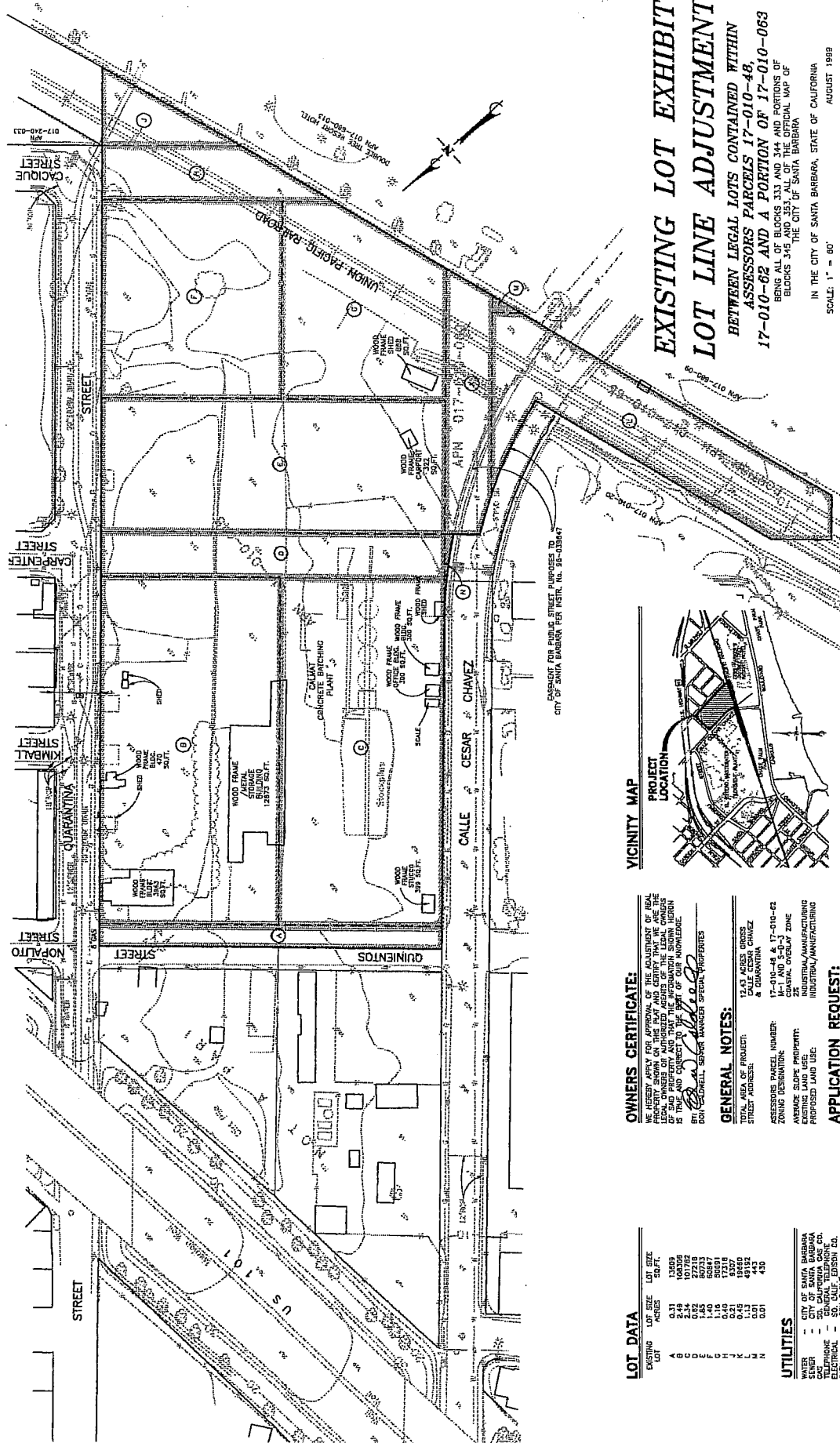
A Lot Line Adjustment was approved on October 21, 1999, allowing for the reconfiguration of thirteen (13) UPRR-owned properties, as shown on the "Proposed Lot Exhibit" (Attachment 1). In the spreadsheet entitled "Existing Lot Development Potential" (Attachment 2), City staff documented and calculated the permitted building square footage and development potential for each of the previously existing lots (pre-Lot Line Adjustment). The spreadsheet entitled "Proposed Lot Development Potential" (Attachment 3) shows a proposal for reassignment of total potential development allocations that was agreed to by the property owner and City Planning Division staff.

According to City Ordinance, it appears that the development potential from each of the previously existing lots can only be reassigned to new lots whose area was contiguous to and a part of the original lot from which the development potential is derived. The pre-Lot Line Adjustment configurations are shown on the "Existing Lot Exhibit" (Attachment 4), while the drawing entitled "Lot Line Adjustment" (Attachment 5) shows the pre- and post-Lot Line Adjustment configurations superimposed upon each other. The attached drawings and spreadsheets can be used to identify the areas to which potential development allocations may be disbursed.

Pursuant to the Planning Commission Conditions of Approval, and prior to recordation of the Lot Line Adjustment, the property owner must submit a "recordable document that specifies the development potential of each lot per City Charter Section 1508 [Measure E] and SBMC Section 28.87.300." A recordable document that acknowledges the accuracy of the calculations shown in the attached spreadsheet could satisfy that condition. However, at this time, neither such document nor the Lot Line Adjustment itself has been recorded. Therefore, it is likely that the agreed-upon development allocations could be revised. This could allow for a reassignment of development allocations in order to preserve the development potential that would otherwise be "lost" on lots rendered undevelopable as a result of road extensions currently being contemplated by the City (i.e., Cacique Street).

UPRR Property
Lot Line Adjustment
Existing Lot Development Potential

Existing Lot	Lot Size Square Feet	Status	Permitted Building Square Footage	Development Potential Square Footage	Development Potential Per Lot
Lot A	13,609	City St.: Non-Developable		0	0
Lot B	108,306	Developed	3,943 Office 12,873 Office/Warehouse	3,000 Small Addition	16,816 Existing 3,000 Small Addition 19,816 Total
Lot C	101,782	Developed	180 Building 225 Building 399 Building	3,000 Small Addition	804 Existing 3,000 Small Addition 3,804 Total
Lot D	27,218	Vacant; Developable		6,805 Vacant Property 3,000 Small Addition	9,805
Lot E	80,733	Vacant; Developable		20,183 Vacant Property 3,000 Small Addition	23,183
Lot F	60,847	Vacant; Developable		15,212 Vacant Property 3,000 Small Addition	18,212
Lot G	50,691	Developed	640 Office trailers 860 Demo credit 1,500 Total	3,000 Small Addition	1,500 Existing/Demo 3,000 Small Addition 4,500 Total
Lot H	17,318	Vacant; Developable		4,330 Vacant Property	4,330
Lot J	9,307	Vacant; Non-Developable		2,327 Vacant Property	2,327
Lot K	19,660	Vacant; Developable City Street; Non-Developable	15,889 Allowed Lot square footage after <3,771> removed for city street area	3,972 Vacant Property 3,000 Small Addition	6,972
Lot L	49,192	Vacant; Non-Developable		12,298 Vacant Property	12,298
Lot M	443	Vacant; Non-Developable		111 Vacant Property	111
Lot N	430	Vacant; Non-Developable		108 Vacant Property	108
Totals	539,536				105,466



EXISTING LOT EXHIBIT **LOT LINE ADJUSTMENT** BETWEEN LEGAL LOTS CONTAINED WITHIN ASSESSORS PARCELS 17-010-48, 17-010-62 AND A PORTION OF 17-010-063 BEING ALL OF BLOCKS 331 AND 332 AND PORTIONS OF BLOCKS 340 AND 341 OF THE ORIGINAL MAP OF THE CITY OF SANTA BARBARA, STATE OF CALIFORNIA AUGUST 1989 SCALE: 1" = 80'

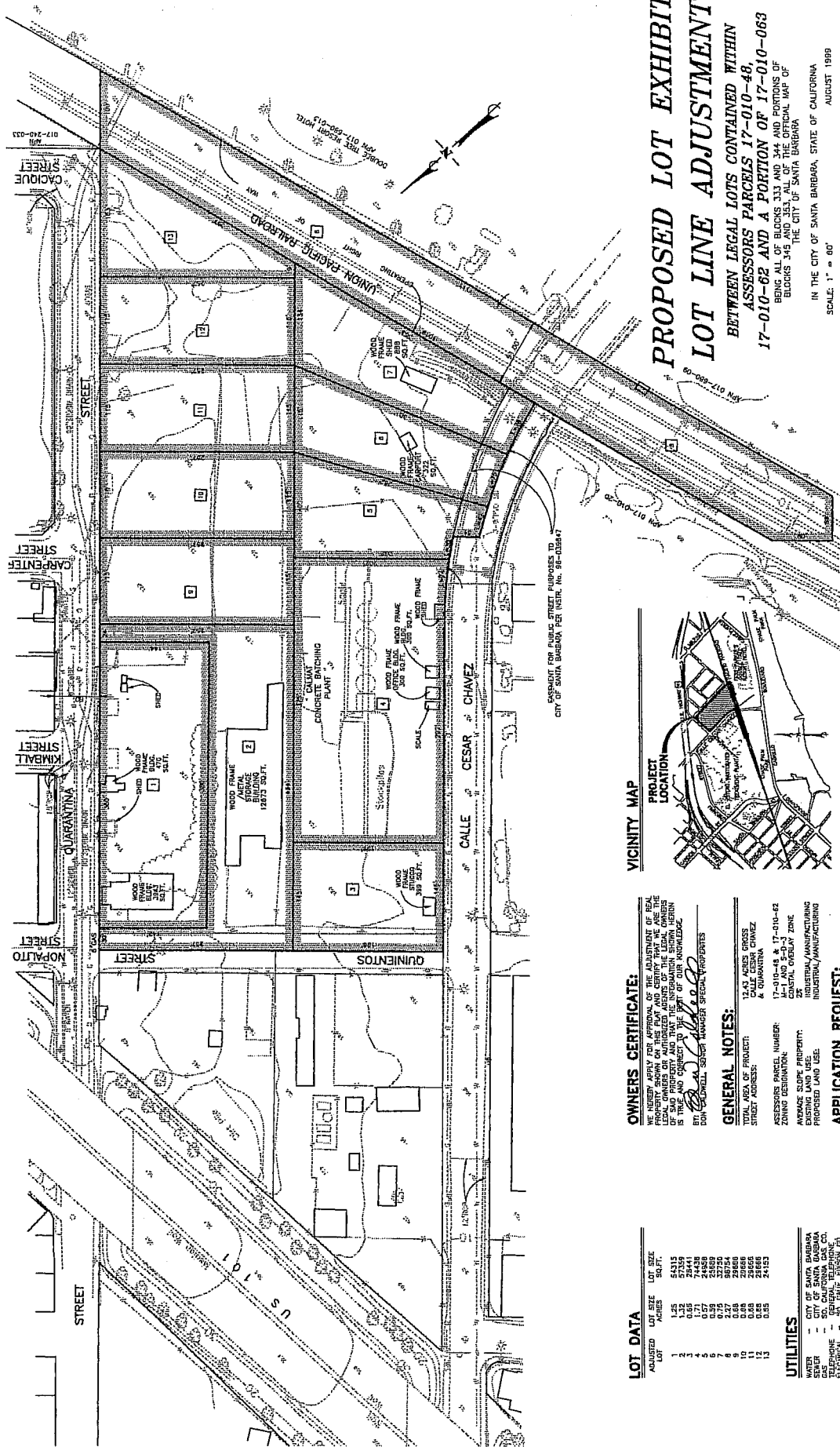
OWNERS CERTIFICATE:
 WE HEREBY AFFIRM FOR APPROVAL OF THE ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.
 DON CLOWELL, SENIOR MANAGER SPECIAL PROPERTIES

GENERAL NOTES:
 1. 15.03 ACRES GRASSY STREET ADJACENT TO QUANTINA STREET.
 2. 17-010-48 & 17-010-62 ARE IN THE CITY OF SANTA BARBARA AND ARE ZONED INDUSTRIAL MANUFACTURING (IM-1) AND S-B-1 ZONE.
 3. EXISTING SLOPE PROPERTY: 2%
 4. EXISTING LAND USE: INDUSTRIAL/MANUFACTURING
 5. PROPOSED LAND USE: INDUSTRIAL/MANUFACTURING

APPLICATION REQUEST:
 1. LOT LINE ADJUSTMENT BETWEEN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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**UPRR Property
Lot Line Adjustment
Proposed Lot Development Allocation**

Adjusted Lot	Lot Size Square Feet	Pre-LLA Status (Existing Lot Allocation)	Permitted Building Square Footage	Development Potential Square Footage	Development Allocation Total in Square Feet
Lot 1	54,315	Portion Lot B	3,943 Office	1,500 Small Addition	5,443
Lot 2	57,359	Portions Lot A & B	12,873 Office/Warehouse	1,500 Small Addition	14,373
Lot 3	28,441	Portions Lot A & C	399 Building	1,500 Small Addition	1,899
Lot 4	74,438	Portion Lot C	180 Building 225 Building	1,500 Small Addition	405 Existing 1,500 Small Addition 1,905 Total
Lot 5	24,958	Lot K Lot N		3,972 Vacant Property 3,000 Small Addition 108 Vacant Property	4080 Vacant Property 3,000 Small Addition 7,080 Total
Lot 6	25,689	Lot G Portion Lot L	1,500 Existing/Demo	3,000 Small Addition 5,500 Vacant Property	1,500 Existing/Demo 3,000 Small Addition 5,500 Vacant Property 10,000 Total
Lot 7	32,756	Portion Lot L		6,798 Vacant Property	6,798
Lot 8	98,754	Lot J Lot M		2,327 Vacant Property 111 Vacant Property	2,438
Lot 9	29,666	Lot D		6,805 Vacant Property 3,000 Small Addition	9,805
Lot 10	29,666	Portion Lot E		10,000 Vacant Property 1,500 Small Addition	11,500
Lot 11	29,666	Portion Lot E		10,183 Vacant Property 1,500 Small Addition	11,683
Lot 12	29,666	Portion Lot F		9,000 Vacant Property 3,000 Small Addition	12,000
Lot 13	24,153	Portion Lot F		6,212 Vacant Property 4,330 Vacant Property	10,542
Totals	539,536				105,466

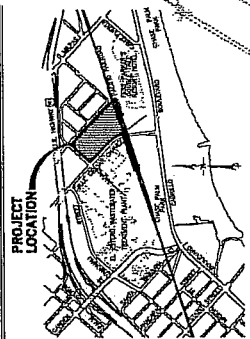


PROPOSED LOT EXHIBIT LOT LINE ADJUSTMENT

BETWEEN LEGAL LOTS CONTAINED WITHIN
ASSESSORS PARCELS 17-010-48,
17-010-62 AND A PORTION OF 17-010-063
BEING ALL OF BLOCKS 333 AND 334 AND PORTIONS OF
BLOCKS 34 AND 35 OF THE OFFICIAL MAP OF
THE CITY OF SANTA BARBARA
IN THE CITY OF SANTA BARBARA, STATE OF CALIFORNIA
AUGUST 1999
SCALE: 1" = 80'

PREPARED BY: **Barbara J. Lugo**
CITY OF SANTA BARBARA
101 E. ANTELOPE ST., SANTA BARBARA, CA 93101
TELEPHONE: (805) 964-1111
FAX: (805) 964-1112
E-MAIL: BARBARA@CITY.SB.CA.GOV
PLAT SHEET: 06/00/99 NEW PLAT
SHEET 3 OF 3 SHEETS

VICINITY MAP



OWNERS CERTIFICATE:

WE HEREBY APPLY FOR APPROVAL OF THE ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.
BY: *Barbara J. Lugo*
DON SCOWELL, SENIOR MANAGER SPECIAL PROPERTIES

GENERAL NOTES:

TOTAL AREA OF PROJECT: 12.43 ACRES GROSS
STREET ADDRESS: 17-010-48 & 17-010-62
ASSESSORS PARCEL NUMBER: 17-010-48 & 17-010-62
ZONING DESIGNATION: M-1 AND S-D-3
AVERAGE SLOPE PROPERTY: INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE: INDUSTRIAL/MANUFACTURING

APPLICATION REQUEST:

LOT LINE ADJUSTMENT BETWEEN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 TO ALLOW A LOT LINE ADJUSTMENT ON PROPERTY LOCATED IN THE NON-AREA OF THE COASTAL ZONE (SBMC 2A 6.009).

LOT DATA

ADJUSTED LOT	LOT SIZE ACRES	LOT SIZE SQ. FT.
1	1.25	54,315
2	1.32	57,359
3	1.75	74,438
4	0.97	42,656
5	0.75	32,750
6	0.75	32,750
7	0.68	29,668
8	0.68	29,668
9	0.68	29,668
10	0.68	29,668
11	0.68	29,668
12	0.68	29,668
13	0.55	24,153

UTILITIES

WATER - CITY OF SANTA BARBARA
SEWER - CITY OF SANTA BARBARA
TELEPHONE - GENERAL TELEPHONE CO.
ELECTRIC - GENERAL TELEPHONE CO.
GAS - CITY OF SANTA BARBARA

LEGEND

ADJUSTED LOT 1

Master Environmental Assessment

EXHIBIT D

Scenic Resources:

No significant visual resources

Biotic Community:

Urban

Fire And Tsunami Run-Up:

Not in High Fire

Inside Tsunami Run-up Zone

Noise Condition:

Greater than 70 db

65-70db

Archaeological Resources Sensitivity:

Prehistoric Watercourse

American Period, 1870-1900

Early 20th Century, 1900-1920

Estero

Soil Type:

Qal Alluvium

Seismic Hazard:

Low to Moderate damage level...

Liquefaction Hazard:

High Liquefaction Susceptibility

Soil Creep And Expansive Soils:

Minimal Expansiveness of Soil

Erosion Hazard Map:

Minimal Erosion Potential

Please Remember to get Urban Constraints, Flood, and Historical Information not part of this program.

Urban Constraints:

Flood Zone:

A

Historic Structure or Potentially Historic:

N/A

Project Address

125 S. Calle Cesar Chavez

Master Application Number

N/A

Land Use Zone

M-1 / SD - 3

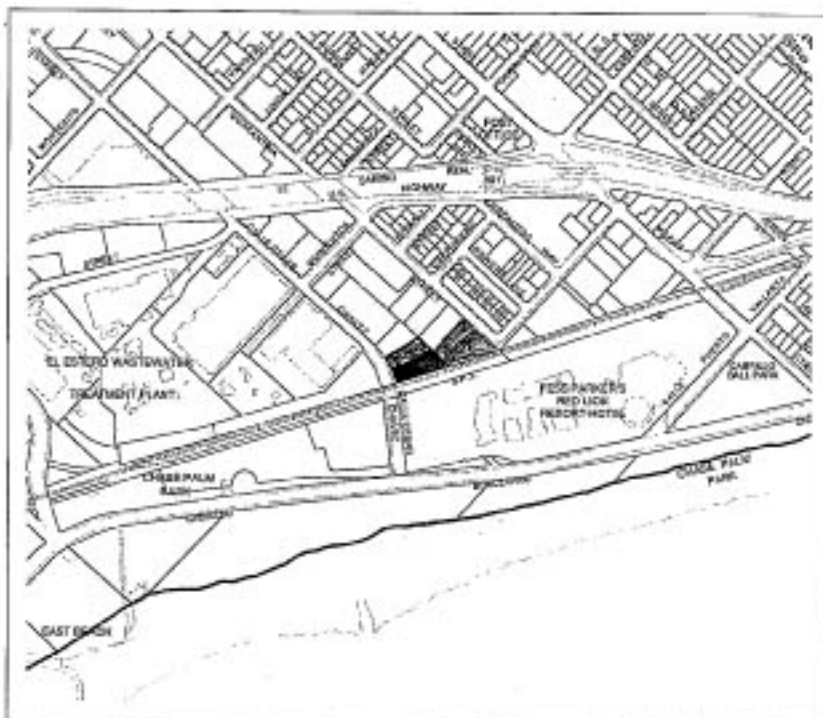
Assessor's Parcel Number

017-113-030

Project Description

RDA Parcels

Vicinity Map

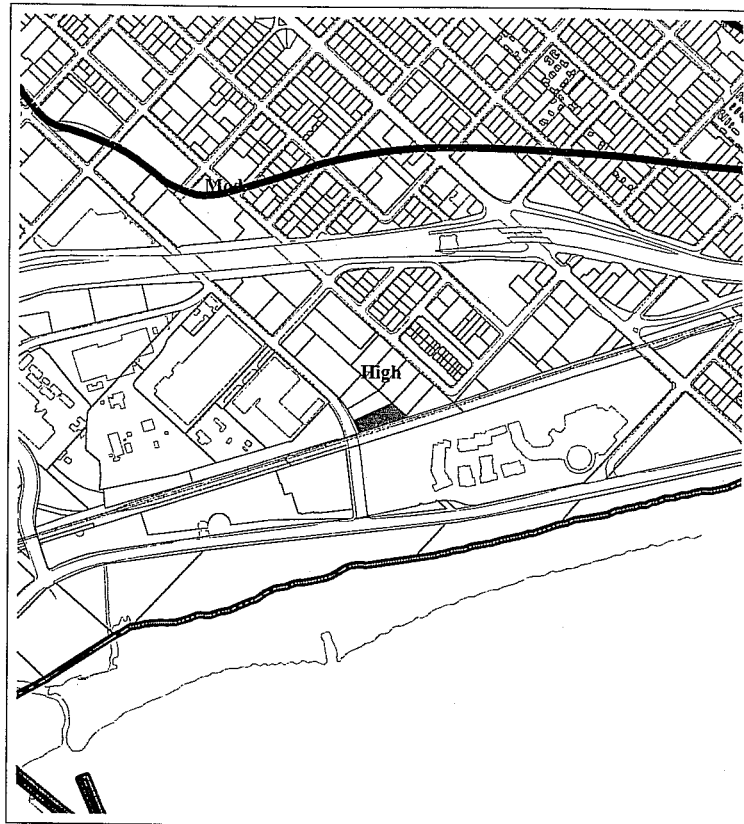


300 0 300 Feet

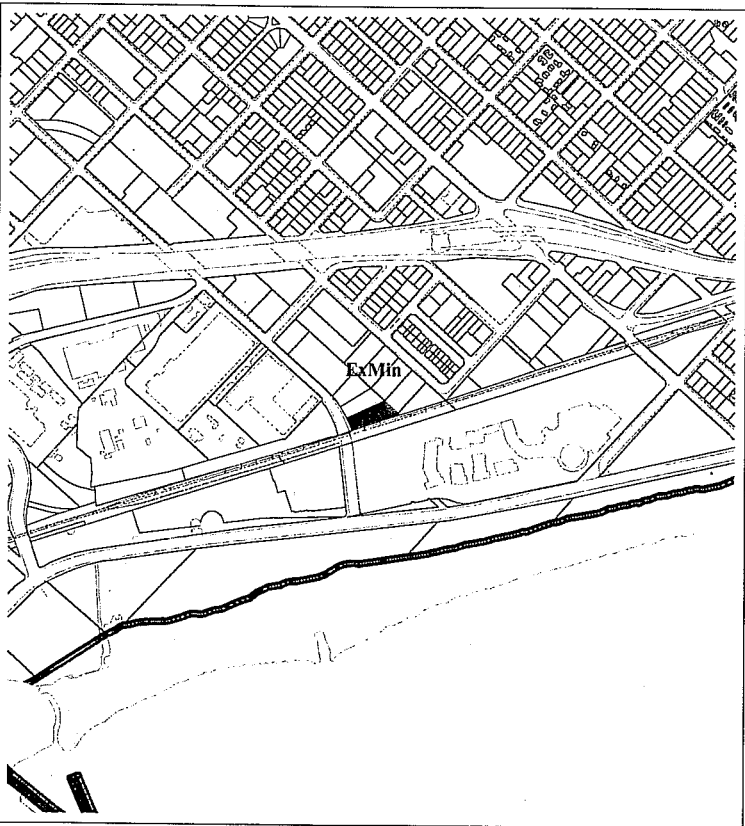
Liquefaction Hazard



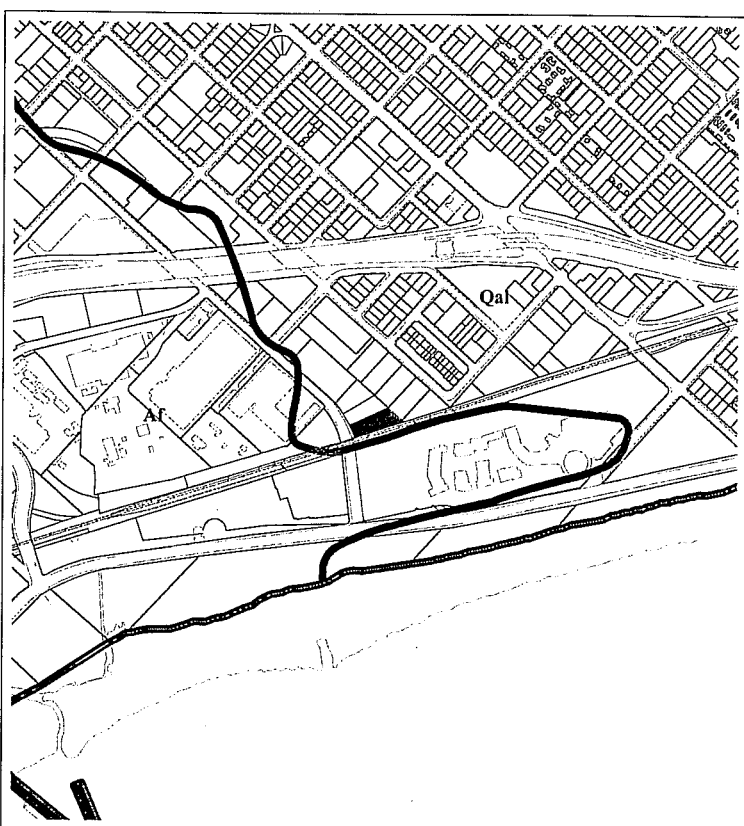
Seismic Hazard



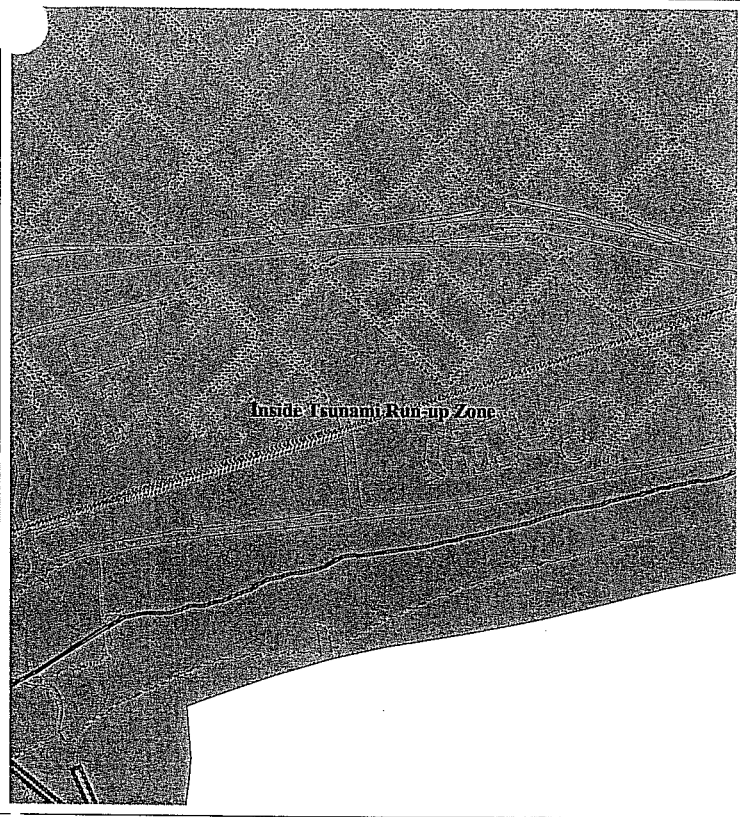
Expansive Soils



Soil Type



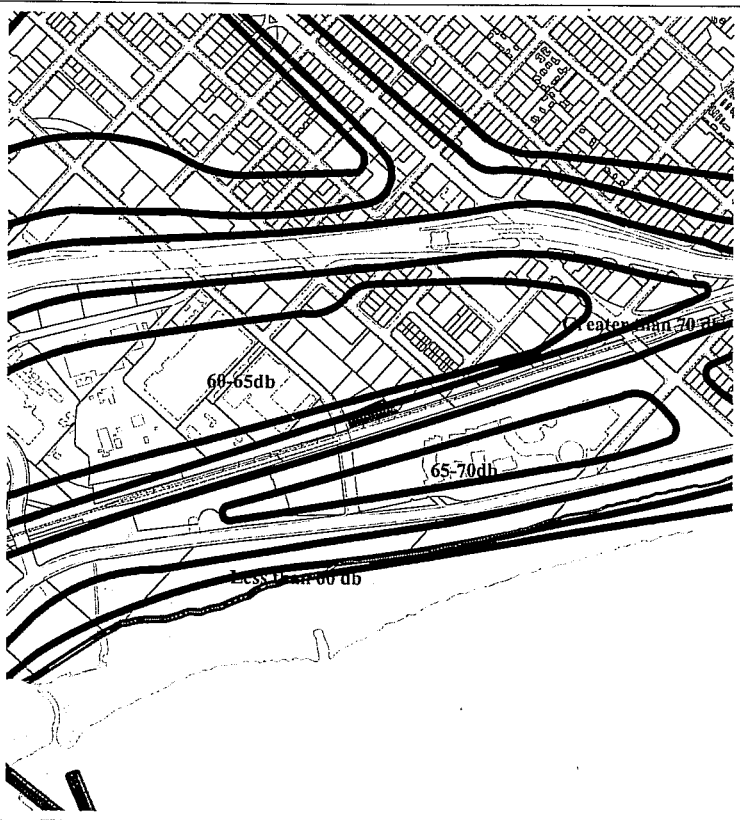
Tsunami Zone



High Fire Zone



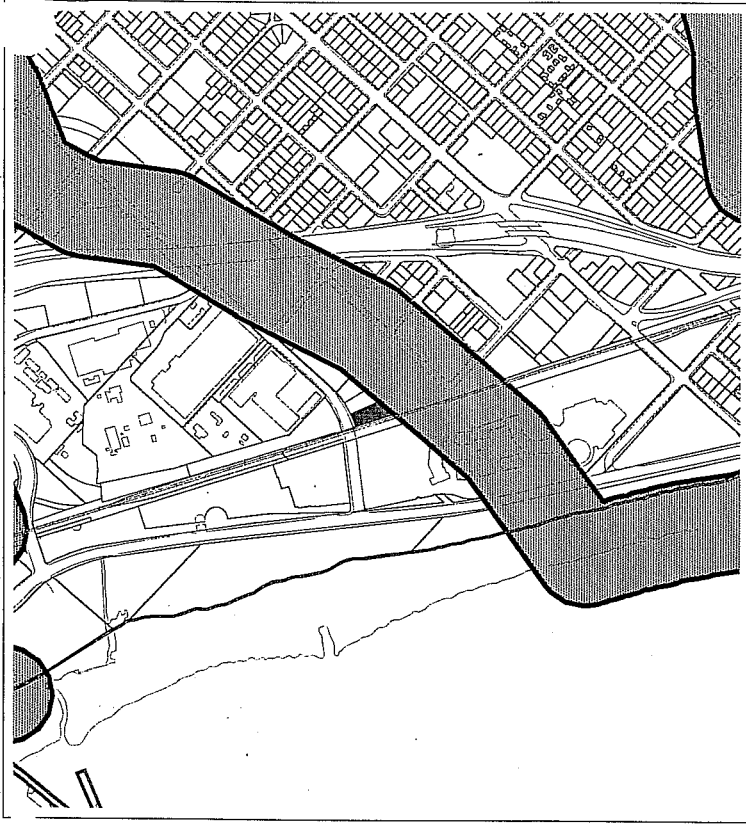
Noise Condition



Visual Resources



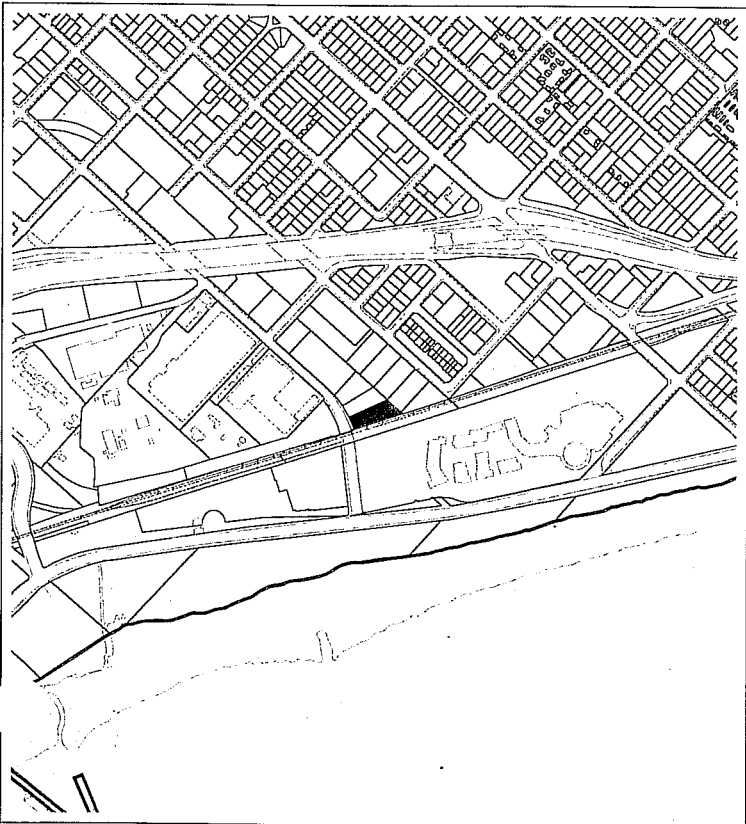
**Prehistoric Watercourses
(shaded areas)**



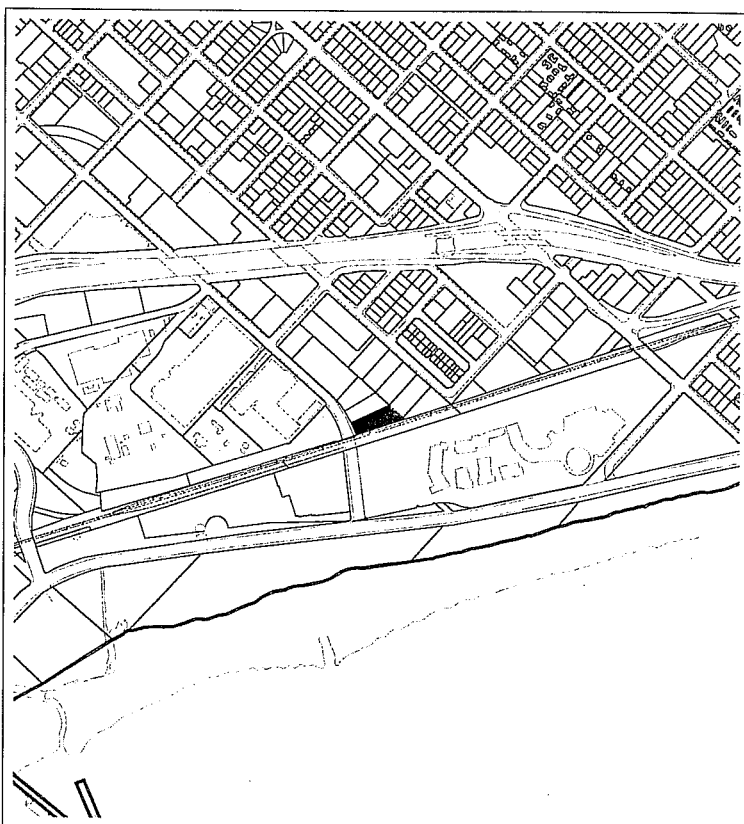
**Prehistoric Sites
(shaded area)**



**Spanish/Mexican Period
(shaded area)**



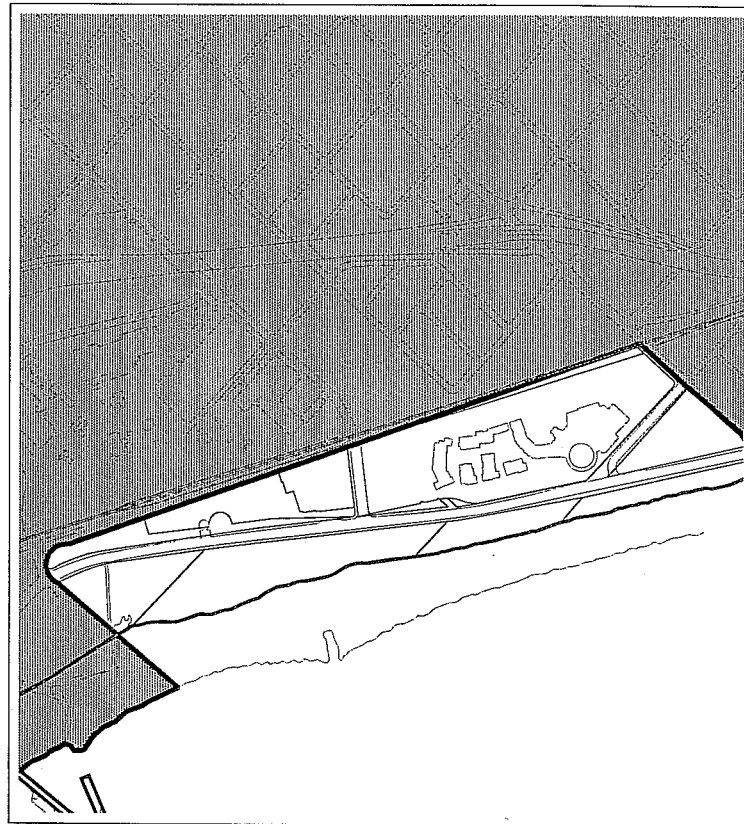
**Mission Waterworks
(shaded area)**



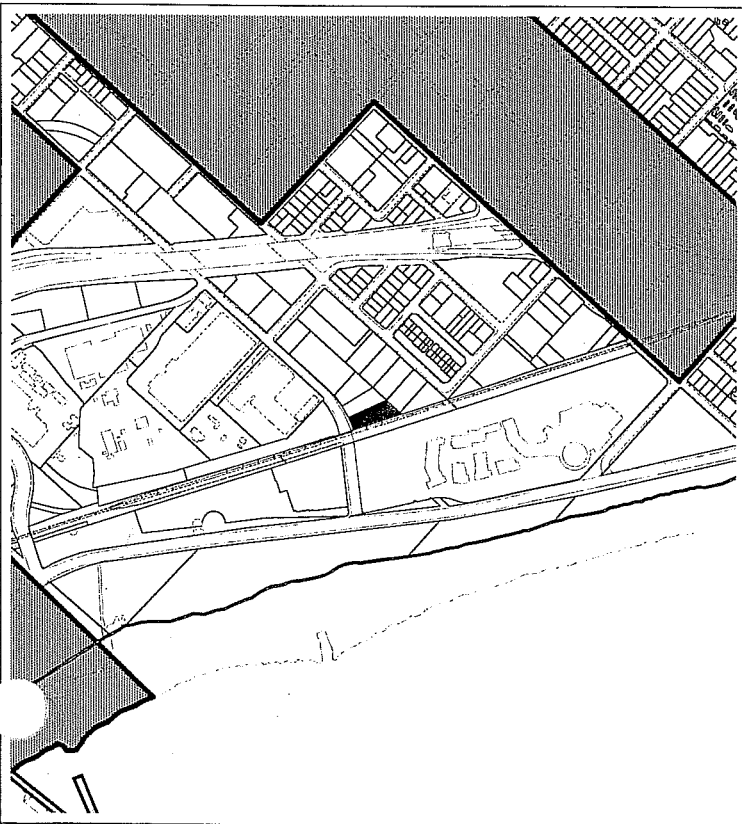
Erosion Hazard



**Early 20th Century 1900-1920
(shaded area)**



**American-Hispanic Transition Period, 1850 - 1870
(shaded area)**



**American Period, 1870 - 1900
(shaded area)**

